

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 10, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**SUP-25599 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA HEALTH CENTERS, INC. - OWNER: AMCOR PROPERTIES, LLC - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 3233 West Charleston Boulevard, Suite #204 (APN 162-05-112-002), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)**

**IF APPROVED, C.C.: 02/06/2008**

**IF DENIED, P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**20**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**100**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest postcards
7. Submitted after final agenda – Protest/support postcards and protest letters
8. Submitted at meeting – Packet of supporting documentation by Dr. Carl Heard

Motion made by VICKI QUINN to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open.

**PLANNING COMMISSION MEETING OF: January 10, 2008**

DOUG RANKIN, Planning and Development Department, stated the project is compatible and harmonious with the existing neighborhood and recommended approval.

DR. CARL HIRSCH and ROBIN TAMRAS represented their application.

DR. WAYNE MARTIN, 3233 West Charleston Boulevard, Suite 206, appeared in opposition. He criticized the Center for operating illegally and its clients for their lack of consideration for adjoining businesses and their patrons. He pointed out that the Center does not benefit the residents who live in the community and noted that since the Center had occupied that office, traffic congestion within and around the complex has increased tremendously.

DON HEDLER, 3202 West Charleston Boulevard, voiced his opposition and stated that the location is not appropriate for this type of business. He agreed with the previous speaker that the Center's clientele are not from their neighborhood.

DARRYL PARKER, 3309 Hastings Avenue, remarked that at a recent meeting with the Center's staff, he had been told that the Center services approximately sixty-four people each day. He noted that the parking lot is always filled, dirty and cluttered. He stated that the program is a good one but not appropriate in a business complex and needs to be relocated to a shopping center.

GENE TRAVIS, 8201 Windrush Avenue, appeared in opposition. He noted that his dental appointments are becoming more of a challenge because of the number of parked vehicles and the litter strewn throughout the parking lot. He suggested that the Center be located in a separate building with its own parking so there would be no interference with other businesses.

DALE GILMAN, 5450 Regal Peak Drive, appeared in opposition and agreed with the previous speakers who opposed the special use permit.

DAVID LIMBOCKER, 906 Cashman Drive, opposed the request. He agreed with the neighbors who voiced their objections and reiterated problems encountered since the Center moved into the community.

TED RUSSELL, Las Vegas resident, complimented Nevada Health Centers and voiced his support, noting the high quality of services they provide.

RASHAN WILLIAMS, Las Vegas resident and a patient of Nevada Health Center explained that she lives in close proximity to the Center which is an added convenience for her and her family. She supported the Center's request to remain at its current location.

JANICE WILLIAMS, an employee of Nevada Health Centers, spoke in support of the Center. She stated that staff at the Center look out for the welfare of their clients and could not substantiate some of the comments as valid.

**PLANNING COMMISSION MEETING OF: January 10, 2008**

TODD FARLOW, 240 North 19th Street, commented on a WIC Office that was located in Stewart Square which subsequently burnt to the ground. He strongly recommended Nevada Health Centers reconsider moving its offices back to Stewart Square now that it has been rebuilt.

DR. HIRSCH stated that he ran a zip code report that indicated the location where the majority of the Center's clientele reside. He also clarified that between 35 and 45 patients are seen daily, almost half the amount alluded to by one of the speakers. DR. HIRSCH stated that his staff routinely patrols the parking lot and makes every effort to keep the lot litter free. He submitted letters of support from the adjacent businesses as well as statements from clients indicating their preference for the Center to remain at its present location.

COMMISSIONER EVANS commented that he understood income criteria was the basis for services; however, considering the location of the Center, he was puzzled as to why this particular site was selected. DR. HIRSCH explained that they had worked with a realtor and finally, found a landlord who was very accommodating. He added that it took quite a while before the final decision was made. DR. HIRSCH mentioned that the close proximity of medical facilities was a determining factor for selecting the location.

COMMISSIONER QUINN voiced her support of the Center's programs; however, in communicating with the neighbors, many of whom expressed serious concerns, she realized that those property owners have invested time and money into their properties. She acknowledged WIC's purpose of providing much needed services and care for its clients but believed relocation of the Center would be the best decision.

MARGO WHEELER, Director of the Planning and Development Department, informed the applicant that there is no record of letters of support from the adjoining businesses. DR. HIRSCH confirmed they were submitted to COUNCILWOMAN TARKANIAN. MS. WHEELER advised that the business license request was denied in June of 2007 when the applicant was subsequently informed

In summary, each of the Commissioners spoke of the value of the WIC programs, but agreed that with the testimony from the neighbors and adjacent business owners, the Center has significantly impacted the entire community and suggested that relocation to possibly a shopping center complex would be a better choice.

CHAIRMAN GOYNES declared the Public Hearing closed.